

IN RE: PETITION FOR ZONING VARIANCE
E/S Gumspring Road, 1000' S
of Rossville Boulevard
(7439 Gumspring Avenue)
14th Election District
6th Councilmanic District
Louis Karageorge
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-202-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit accessory buildings, trailers and recreational vehicles to be located in the front yard in lieu of the required rear yard or side yard, 8 feet to the rear of a lateral projection of the front foundation line of the dwelling, and a fence 72 inches in height in lieu of the maximum permitted 42 inches, all as more particularly described in Petitioner's Exhibits 1 and 3.

The Petitioner appeared and testified. Appearing as Protestants in the matter were James and Karen Huber, adjoining property owners.

Testimony indicated that the subject property, known as 7439 Gumspring Avenue, consists of 217,800 sq.ft. zoned D.R. 3.5 and is improved with a single family dwelling, two car garage and utility shed. Said property is rectangular in shape and heavily wooded with frontage on both Gumspring Avenue and Gilley Terrace. Petitioner testified he purchased the property and built the subject dwelling and garage approximately 4 years ago with the main entrance to the dwelling facing Gilley Terrace. The property address according to County records was on Gumspring Avenue and originally was accessed only via a driveway off of Gumspring Avenue. Testimony indicated that in 1986, Petitioner obtained a permit to build the existing storage shed and a new driveway with access off of Gilley Terrace. Said driveway runs alongside the Hubers' property line adjacent

to their home, which sits far back on the property closer to Gilley Terrace. Testimony indicated Petitioner owns a 21-foot recreational vehicle and an 18-foot boat, which is stored on a trailer, and that both items are stored in the front yard, outside the garage. Petitioner testified he also owns and stores three trailers on the property which are licensed and tagged as utility trailers. Testimony indicated the Petitioner and the Protestants have had numerous disagreements over their respective uses of their properties. Petitioner testified he has planted 30 evergreens along the new driveway and is desirous of extending an existing fence, as depicted on Petitioner's Exhibit 1, to screen the property from view. Petitioner argued the proposed 72-inch height will give both property owners more privacy. In support of the relief requested, Petitioner submitted photographs of the property depicting the improvements thereon.

The Protestants testified in opposition to the relief requested and indicated the Petitioner's storage of recreational vehicles in the front yard and use of the new driveway alongside their property interferes with their use and enjoyment of their property. Testimony indicated that the main entrance to the Petitioner's home faces the Protestants' home and as such, the Protestants' view from their property is hampered by a view of the Petitioner's recreational vehicles and trailers.

At the end of the hearing, it was agreed that both the Petitioner and the Protestants would submit new photographs which clearly depict the view of the subject property and the use proposed from their respective properties and that a decision would be rendered thereafter. It is noted that Petitioner has filed a plat for a minor subdivision of the subject property which needs to be reflected on a revised site plan prior to the issuance of any permits.

- 2 -

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented at the hearing, and the supplemental photographs submitted after the hearing by Petitioner, it appears a modification of the relief requested should be granted. In the opinion of the Deputy Zoning Commissioner, the fence proposed would be inappropriate inasmuch as it would run alongside the front yard of the Protestants. It is equally clear from the testimony that if the variance requested for the recreational vehicles is granted, as modified, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested, as modified, should be granted.

- 3 -

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of February, 1991 that the Petition for Zoning Variance to permit an accessory building (shed), three (3) utility trailers, and two (2) recreational vehicles to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the variance granted herein shall be rescinded and Petitioner would be required to bring the property into compliance with the zoning regulations in effect at that time.
- 2) The variances granted herein are limited to the existing 21-foot recreation vehicle, 18-foot boat and its trailer, and the shed as depicted on Petitioner's Exhibit 1. In the event any of the aforementioned recreational vehicles are replaced with larger vehicles Petitioner will be required to file a new Petition to determine the appropriateness of same.
- 3) The three (3) utility trailers on the property as depicted in Petitioner's Exhibit 2A must be stored at all times in the garage or removed from the property within thirty (30) days of the date of this Order. At no time shall Petitioner have greater than the three (3) utility trailers stored on the property.
- 4) As long as the recreational vehicles are stored on the subject property, Petitioners shall maintain the 30 evergreens planted along the new driveway to screen said vehicles. A landscaping plan of this area shall be submitted for approval to the Baltimore County Landscape Planner within thirty-five (35) days of the date of this Order. The approved landscaping shall be maintained by Petitioners as long as the recreational vehicles are stored on the property.
- 5) Upon request and reasonable notice, Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

- 4 -

6) Prior to the issuance of any permits and/or with-in forty-five (45) days of the date of this Order, whichever is earlier, Petitioners shall file a revised site plan depicting the proposed subdivision of the subject property.

7) The recorded subdivision plan filed in Baltimore County Land Records shall reference this case.

8) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a fence 72 inches in height in lieu of the maximum permitted 42 inches be and is hereby DENIED.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 28, 1991

Mr. Louis Karageorge
7510 Gilley Terrace
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
E/S Gumspring Road, 1000' S of Rossville Boulevard
(7439 Gumspring Avenue)
14th Election District - 6th Councilmanic District
Louis Karageorge - Petitioner
Case No. 91-202-A

Dear Mr. Karageorge:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted, as modified, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Redcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. & Mrs. James Huber
7437 Gumspring Road, Baltimore, Md. 21237

People's Counsel

File

IN RE: PETITION FOR ZONING VARIANCE
E/S Gumspring Road, 1000' S
of Rossville Boulevard
(7439 Gumspring Avenue)
14th Election District
6th Councilmanic District
Louis Karageorge
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-202-A

AMENDED ORDER

WHEREAS, the Petitioner requested a variance to permit accessory buildings, trailers and recreational vehicles to be located in the front yard in lieu of the required rear yard or side yard, 8 feet to the rear of a lateral projection of the front foundation line of the dwelling, and a fence 72 inches in height in lieu of the maximum permitted 42 inches, in accordance with the plans submitted and identified as Petitioner's Exhibits 1 and 3.

WHEREAS, by Order issued February 28, 1991, the relief requested for the fence was denied and the remaining variance relief was granted, subject to restrictions;

WHEREAS, by letter dated March 15, 1991, the Petitioner requested clarification and modification of Restriction 3 which required that the subject trailers be stored inside an existing garage;

WHEREAS, a review of the evidence presented indicates a modification of Restriction 3 is warranted;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of March, 1991 that Restriction 3 of the Order issued February 28, 1991 be modified to read as follows:

"3) The three (3) utility trailers on the property as depicted in Petitioner's Exhibit 2A must be stored inside at all times, whether inside the garage or any existing structure, or shall be removed from the prop-

erty within thirty (30) days of the date of this Order. At no time shall Petitioner have greater than the three (3) utility trailers stored on the property."

IT IS FURTHER ORDERED that all other conditions and restrictions contained in the Order issued February 28, 1991 shall remain in full force and effect.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/27/91
By [Signature]

- 5 -

ORDER RECEIVED FOR FILING
Date 3/27/91
By [Signature]

- 2 -

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon listing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)

Signature Signature

Address (Type or Print Name)

City and State Signature

Attorney for Petitioner: _____
(Type or Print Name) _____

Signature _____

Address _____

City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State _____
Name _____

Address _____

Phone No. _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 8 day of NOV 19 90, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 28 day of Jan 19 91, at 9:30 o'clock.
R: M. J. Robert Haines

Zoning Commissioner of Baltimore County

RECEIVED OCT 1991

Revised
#147

ATTACHMENT 3 (FENCE)

91-202-A

I REQUEST A ZONING VARIANCE TO EXTEND A FENCE 450 FT AT A HEIGHT OF 6 FT TO THE END OF MY PROPERTY AT GILLEY TERRACE. I RECENTLY ADDED A NEW DRIVEWAY TO MY HOUSE. BECAUSE OF DISPUTES OVER PROPERTY RIGHTS OF MY LAWYER FELT IT WOULD BE BETTER TO ADD THE NEW DRIVEWAY THE 6 FT FENCE WOULD USUALLY KEEP MY NEIGHBOR ON HIS SIDE OF PROPERTY AND PROVIDE ME THE TRINITY I SEEK. MY NEW DRIVEWAY DOES COME ALONG APPROXIMATELY 8 FT OFF THE PROPERTY LINE, AND WOULD BE OF SUFFICIENT HEIGHT TO DETER ANYONE FROM CROSSING OVER INTO MY DRIVEWAY.

9041 11/11/91 17878 11/11/91

THIS DOCUMENT IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE FOLIO OF THE REFERENCE TO THE PRIOR DEED. 91-202-A

THIS DEED, Made this 17th day of May, in the year One Thousand Nine Hundred and Eighty-Eight, by and between LOUIS C. KARAGEORGE, of Baltimore County, State of Maryland, party of the first part, Grantor, and LOUIS C. KARAGEORGE, party of the second part, Grantee.

WITNESSETH, That for and in consideration of no actual monetary consideration but for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said party of the first part, in exercise of the powers granted to him by Deed dated November 28, 1986 and recorded among the Land Records of Baltimore County in Liber SM No. 7429, folio 556, does grant and convey unto the said party of the second part, his personal representatives, heirs and assigns, in fee simple, all those parcels of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

FIRST: BEGINNING for the same at a stone at the beginning of the third line of the 11 acre 1 rood 8 square perch tract of land which by deed dated December 8, 1899 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 255, folio 527, was conveyed by Conrad Kuhn and wife to Hermenia Schiebler and husband and running thence with and binding on part of said third line as now surveyed, south 33 degrees 40 minutes, 40 seconds west 198.77 feet, thence leaving said outline for three new lines of division as follows: north 63 degrees 23 minutes 00 seconds west 617.85 feet, south 85 degrees 37 minutes 50 seconds west 276.49 feet, more or less to the southeastmost corner of a lot of ground which by deed dated January 10, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2857, folio 48, was granted and conveyed by Joseph Diebold and Margaret A. Diebold, his wife, to Robert B. Schimmel and wife, and running thence with and binding on said Schimmel lot, north 4 degrees 10 minutes 10 seconds west 100 feet to intersect the second line of that parcel of land which by deed dated November 11, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3642, folio 234, was conveyed by Joseph Diebold and wife to Frank Alger and wife, thence running with and binding on part of said second line as now surveyed north 86 degrees 05 minutes 50 seconds east 392.41 feet, more or less to intersect the

SECOND: BEGINNING for the same at the beginning point of the property described in a deed dated November 16, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3923, folio 67, from Joseph Diebold, et ux, to Michael A. Lakis, et ux, and running thence and binding on part of the first line of said Deed, south 33 degrees 40 minutes 40 seconds west 99.375 feet, thence for lines of division now made north 60 degrees 53 minutes 26 seconds west 630.41 feet and south 85 degrees 55 minutes, 4 seconds west 219.28 feet to intersect the fourth line of the aforesaid Deed at a point distant 47.5 feet from the beginning thereof, thence running and binding on a part of said fourth line, north 4 degrees 10 minutes 11 seconds west 47.5 feet to the end of said fourth line, thence running and binding on the fifth and sixth lines of said Deed (which are also the third and second lines of the property in a deed from Joseph Diebold, et ux, to Tony Karageorge, et ux, dated November 16, 1961, recorded among the aforesaid Land Records in Liber W.J.R. No. 3923, folio 63) north 85 degrees 37 minutes 50 seconds east 276.49 feet and south 63 degrees 23 minutes east 630.41 feet, more or less, to the place of beginning.

THE improvements thereon being known as No. 7439 Gum Spring Road.

TOGETHER with the rights of the grantor herein and his heirs and assigns of the use in common with others entitled to the use thereof of a right of way 50 feet wide running from the property firstly described across the westernmost 50 feet of the lot of ground secondly described and across the westernmost portion of property to the South of the property secondly described, as more particularly described in deeds recorded in Liber W.J.R. No. 3923, folio 31, Liber 3923, folio 67 and Liber 3923, folio 70, which description as made a part hereof by reference thereto and of a 50 foot right of way running from the southernmost and above mentioned right of way to Gum Spring Road, said second mentioned 50 foot right of way running across the southernmost 50 feet of property described in deed dated December 18, 1964 and recorded in Liber R.R.G. No. 4409, folio 495.

91-202-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Posted for: Louis C. Karageorge
Location of property: 14th Election District
Location of Sign: 14th Election District
Remarks: Address added to sign
Posted by: [Signature]
Number of Signs: 1

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case number: 91-202-A
Spring Road, entering at point 380' S of Eagle Walk Road (7439 Gum Spring Road)
14th Election District
6th Councilmanic Precinct
Louis C. Karageorge
Hearing Date: Monday, Jan. 28, 1991 at 9:30 a.m.
Variance to allow accessory buildings, trailer and recreational vehicles in the front yard in lieu of the rear half of the lot subject to setbacks and the rear yard or side yard at least 8 ft. to the rear of a lateral projection of the front foundation line of the dwelling. Variance to allow a 72 inch maximum fence height in the front yard in lieu of 42 inch height.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1-3-1991
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-20-1990

THE JEFFERSONIAN,
S. Zeke Nelson
Publisher

\$ 72.42

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: 1/21/91

Louis Karageorge
7510 Gilley Terrace
Baltimore, Maryland 21237

RE:
CASE NUMBER: 91-202-A
Spring Road, entering at a point 380' S of Eagle Walk Road (7439 Gum Spring Road)
14th Election District - 6th Councilmanic
Petitioner(s): Louis C. Karageorge
HEARING: MONDAY, JANUARY 28, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 77.42 is due for advertising and posting of the above captioned property. THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

December 6, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

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14th Election District - 6th Councilmanic
Petitioner(s): Louis C. Karageorge
HEARING: MONDAY, JANUARY 28, 1991 at 9:30 a.m.

Variance to allow accessory buildings, trailer and recreational vehicles in the front yard in lieu of the rear half of the lot subject to setbacks; and the rear yard or side yard at least 8 ft. to the rear of a lateral projection of the front foundation line of the dwelling.

Variance to allow a 72 inch maximum fence height in the front yard in lieu of 42 inch height.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Louis Karageorge

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-20-1990

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Nelson
Publisher

\$ 72.42

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Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

91-202

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt
N. 3584

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

H9100147

PUBLIC HEARING FEES CTY PRICE
100 REVISIONS (FRL) 1 X \$25.00
LAST NAME OF OWNER: KARAGEORGE TOTAL: \$35.00

04A0480066KICHR
SA C00144A010-04-90

\$35.00

Cashier Validation:

Please make checks payable to: Baltimore County

receipt
N. 3714

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

H9100357

REVISED PUBLIC HEARING FEES CTY PRICE
100 REVISIONS (FRL) 1 X \$25.00
LAST NAME OF OWNER: KARAGEORGE TOTAL: \$35.00

04A0480113KICHR
SA C00113P010-22-90

\$35.00

Cashier Validation:

Please make checks payable to: Baltimore County

February 2 1991

Ms. Ann M. Nastarowicz,

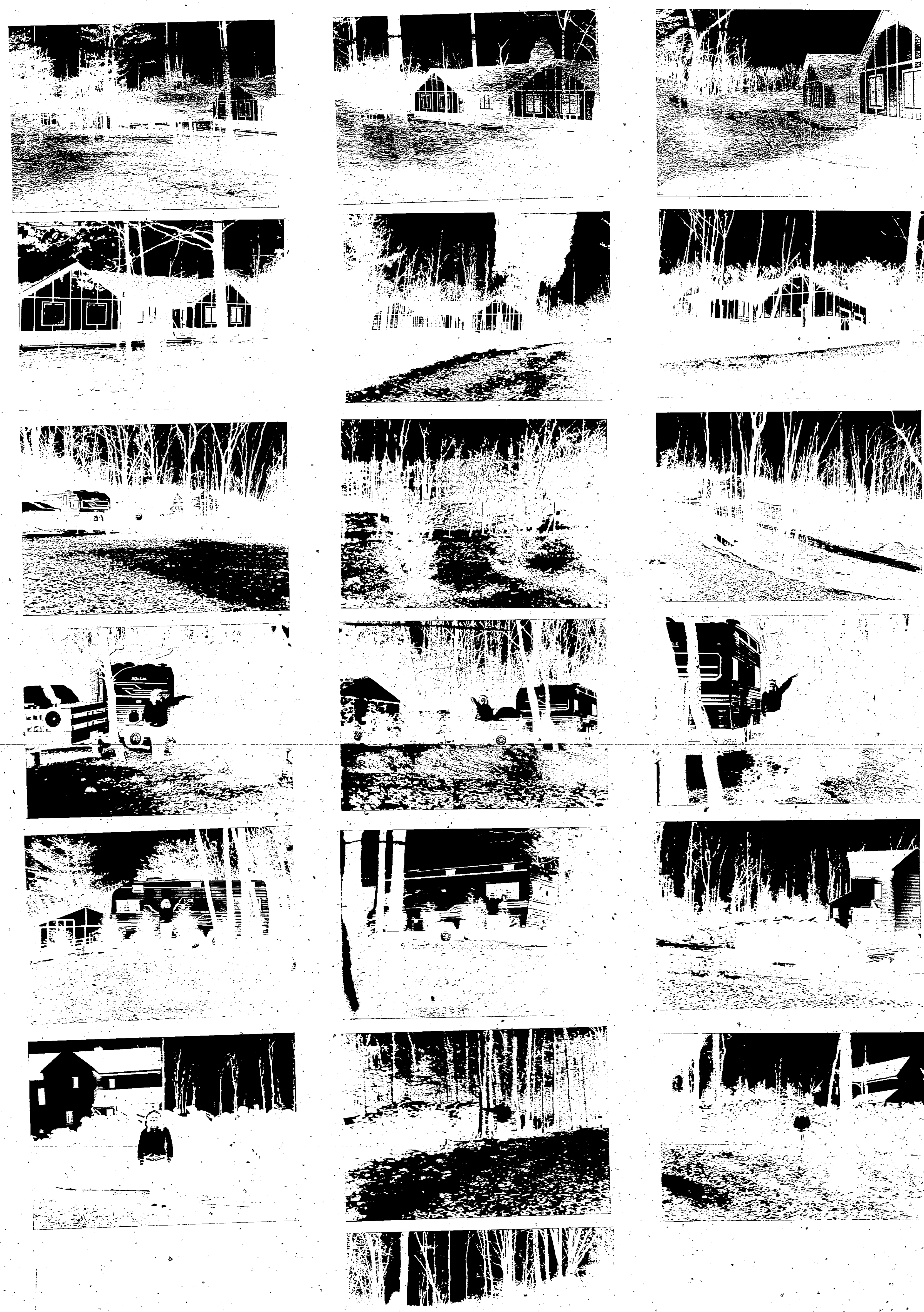
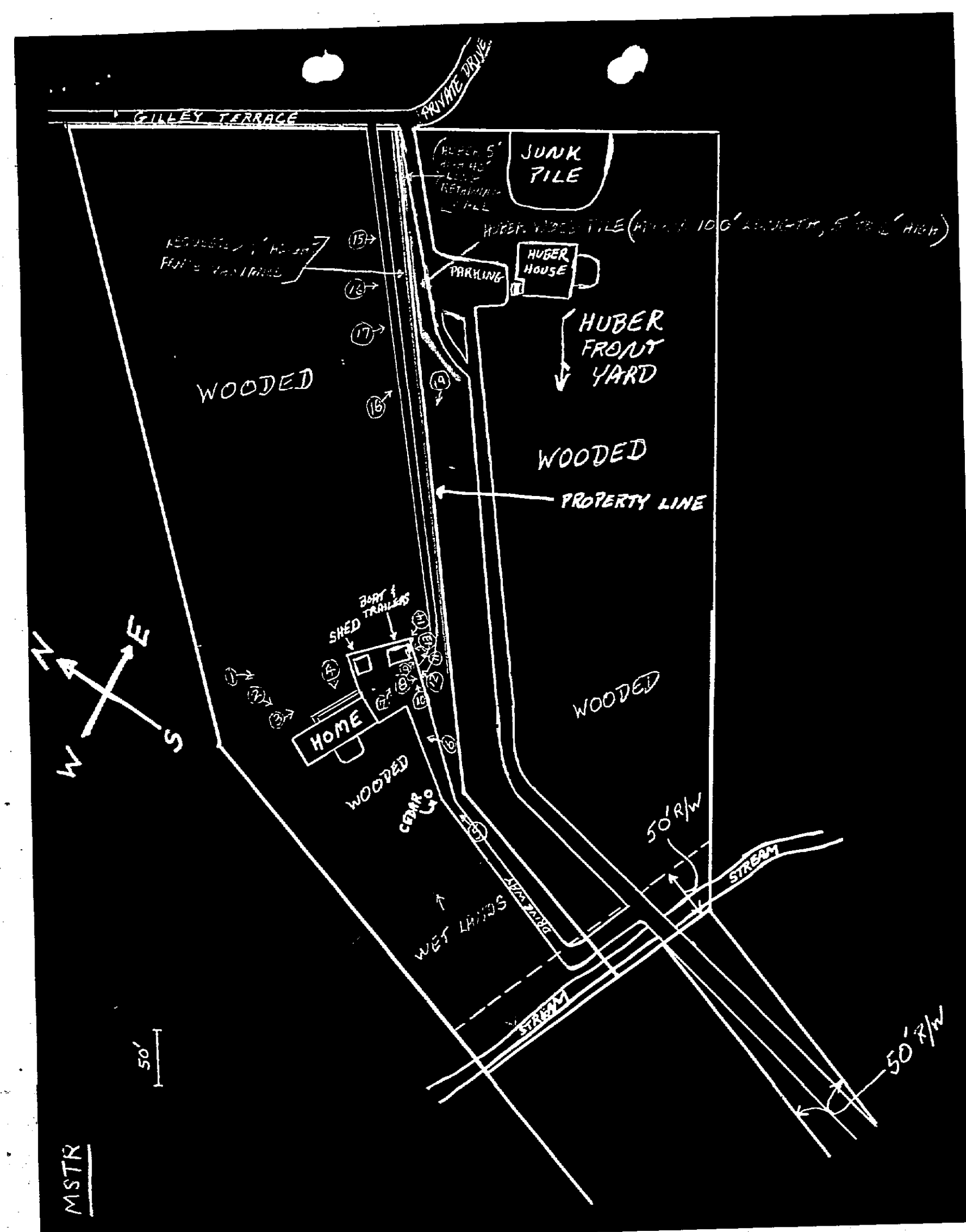
As per your instructions at my Zoning Variance Hearing on January 28, 1991 I have taken a number of pictures to help you get a better view of the surroundings about my house and neighbors. Please note the comments on the back of each picture. I have attached another plot plan to you detailing the location and direction of view of each picture. The pictures are numbered 1 to 19, and the plot plan shows the corresponding number with an arrow pointing in the direction of the picture. These pictures were taken right after the January 28th hearing at approximately 11:00 a.m. The pictures in your possession that are not dated were taken in late September, 1990.

If you would like to personally view the site, please feel free to come out. If I can be of further assistance, contact me on 584-6648 (Work), or 668-5704 (Home).

Thank You.

Louis Karageorge
Louis C. Karageorge
7510 Gilley Terrace
Baltimore, Maryland 21237

RECEIVED
FEB 8 1991
ZONING OFFICE



March 15, 1991

Louis Karageorge
7510 Gilley Terrace
Baltimore, MD 21237

RECEIVED
MAR 15 1991
ZONING OFFICE

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
for Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Zoning Variance Case No. 91-202-A

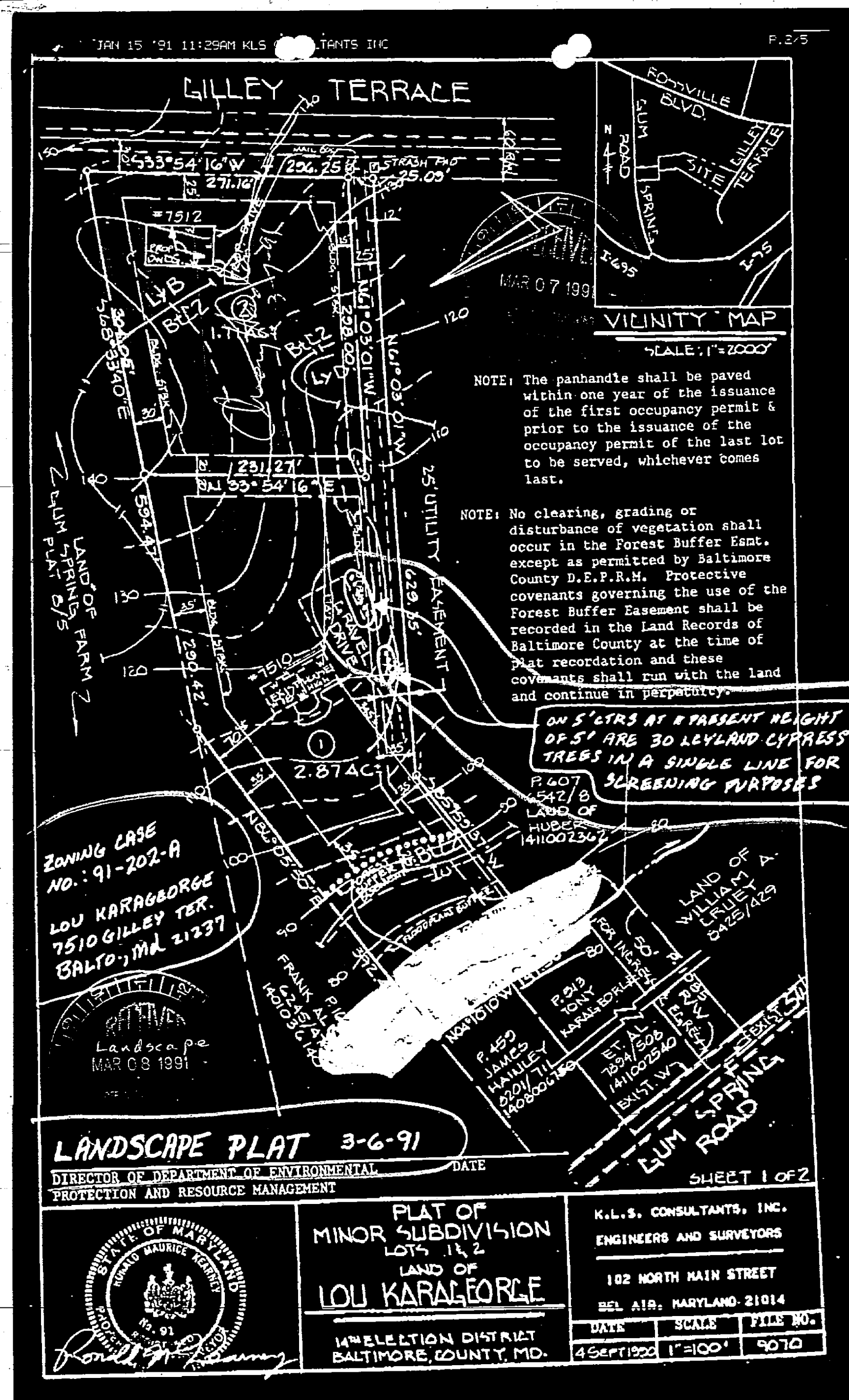
I have received your reply to my Zoning Variance Case No. 91-202-A and have initiated procedures to comply with your decision. I do however, have some questions for clarification. Item 3 of your reply states that I must store my 3 utility carts at all times in the garage or be removed from the property within 30 days of the date of this order (February 28, 1991). My garage contains my two (2) motor vehicles and offers no other internal room, and my shed contains a tractor, lawn mowers and various other yard maintenance equipment. If you mean that the carts must be stored in any shed or garage, I am asking for an extension of time to allow me to acquire the appropriate permits to construct a facility to store the carts. I will be on vacation (out of state) from mid April until May 12, 1991; please allow for this time if you grant me an extension.

In regards to Items 4 & 6, I have now in my possession an approved final landscape plan from Mr. A. Harden. This plan shows my now approved minor subdivision request. I have enclosed a copy for your files. Does this combined landscape and minor subdivision plan satisfy Items 4 & 6 of your decision?

Please respond as soon as possible.

Sincerely,

Louis Karageorge
Louis Karageorge



Rev. 10/3/89

I HEREBY CERTIFY THAT THE LANDSCAPE
INSTALLATION REQUIREMENTS, AS SET
FORTH IN THE APPROVED FINAL
LANDSCAPE PLAN AND AS
SPECIFIED BY
THE BALTIMORE COUNTY LANDSCAPE MANUAL
(ADOPTED MAY 7, 1984, AMENDED
NOVEMBER 18, 1985),
HAVE BEEN FULFILLED:

Print Name of Project: KARAGEORGE ZONING VARIANCE
Location: 7510 GILLEY TERRACE
CRG # or Building Permit #: 91-202-A
Print Developer's Name: LOUIS KARAGEORGE
Mailing Address: 7510 GILLEY TERR. BALD, MD 21237

Louis Karageorge 3-15-91
Signature, Date and Seal of Landscape Architect

Applicable Waiver # 91-202-A
Date Granted 2-28-91



Taken from Porch of 7437 Gumspring Rd



Taken from
Hubers Driveway
7437 Gumspring Rd

Zoning Variance
91-202-A
7439 Gumspring Rd
Luis Karageorge
Request from
ANN NASTAROWICZ
Son Jim & Karen Huber



From Hubers Driveway

Showing:
Trailers from
Hubers Driveway
Property Line
+
Porch



Taken from property line
Trailer B has no tags



From Property line between
Karageorge + Huber

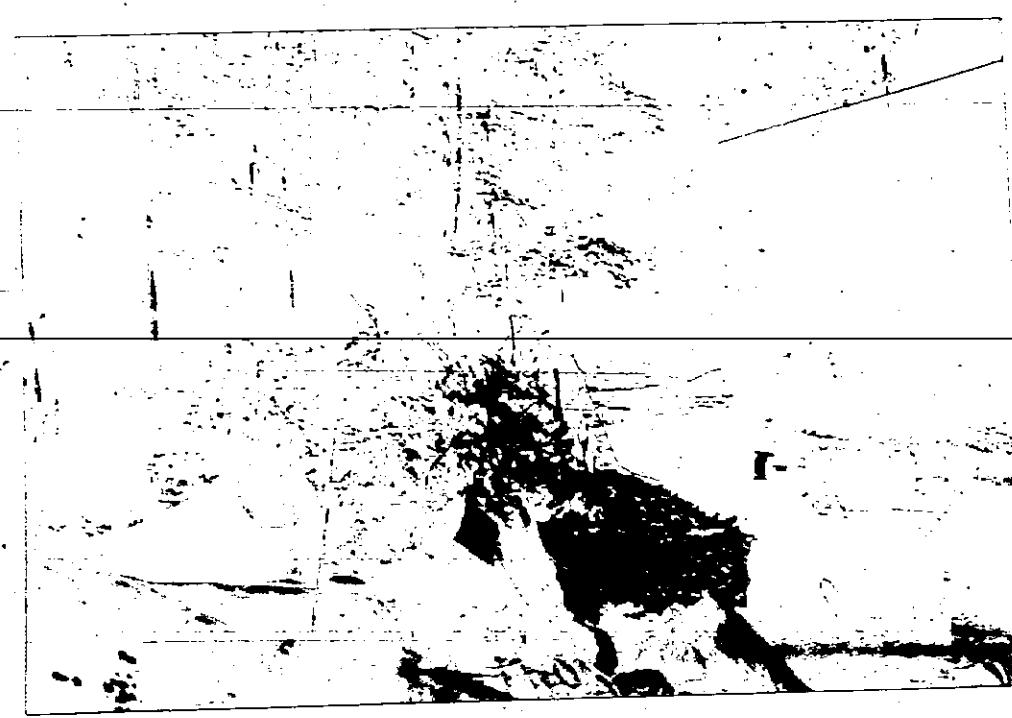


Pictures from property
line
Note: Most of hardwood trees
are dead due to
gypsy moth damage



KARAGEORGES DRIVEWAY
FROM HUBERS DRIVEWAY

Please note large concrete chunks
lining their driveway

A high-contrast, black and white photograph showing a textured surface, possibly a wall or ground. The image is characterized by a dense pattern of light and dark areas, with a prominent dark, irregular shape in the upper right corner. The overall appearance is grainy and abstract, with no discernible text or figures.

PETITIONER'S EXHIBIT #²

PETITIONER'S EXHIBIT # 2

NEW GRADING PLAN

ALL ELEVATIONS ARE BASED ON ASSUMED DATUM:
 SPIKE IN TREE: ELEV. 200.0
 FIRST FLOOR: ELEV. 216.0
 BASEMENT: ELEV. 208.3
 GARAGE: ELEV. 215.5

THIS AREA NOT TO BE DISTURBED DURING CONSTRUCTION

LAND OF JAMES & KAREL WILSON

PROPOSED 10' WIDE DRIVEWAY

A PIPE WILL BE INSTALLED UNDER THE PROPOSED DRIVEWAY TO REMOVE THE TRASH AND DEBRIS OF THE BUILDING OF 180 ON THE GRADING OF 210

EXISTING STREAM

LAND OF THOMAS GEORGE JR

EXISTING STREAM

50' E/W FOR INGRESS & EGRESS

GUM SPRING ROAD

DEED REFERENCE FILE NO. 2002-200

EXHIBIT

NOTES:

1. THIS PROPOSED BUILDING TO BE SERVED BY RIBUD WATER AND SEWAGE.
2. PROPOSED DRIVEWAY: 80' x 6" 3200 SQ. FT.
3. PROPOSED HOUSE & GARAGE: 2100 SQ. FT.

PROPOSED GRADING PLAN
 LAND OF
LOUIS KARAGEORGE
 14th ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

THE SHENK CORP.
 43 EAST LEE STREET
 BEL AIR, MARYLAND 21014


DATE	SCALE	FILE NO.
12 JUL 60	1"=100'	355

REVISOR: T. A. G. G. G.
 REVISED: 2002-2006

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 No. 10,000
 J. W. SHENK

Permit

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE BUILDING DEPARTMENT
TOWSON, MARYLAND 21204



ELIGIBILITY

PERMIT

PROJECT NO. 4-11-000370

WORKING ADDRESS 1439 Gunpowder Square Rd

OWNER'S NAME 1439 Gunpowder Square Rd

MAILING ADDRESS OF OWNER 1439 Gunpowder Square Rd

BUILDING LOCATION SW 2nd

TYPE OF IMPROVEMENT CONSTRUCT DETACHED STORAGE SHED IN REAR YARD

DESIGNER PP attached

ESTIMATED COST OF MATERIAL & LABOR 1000

ESTIMATED COST OF PERMIT 100

DATE OF PERMIT 10/14/00

EXPIRATION DATE 10/14/01

INSPECTOR White-Permit

CLASS 04

TYPE OF SEWAGE DISPOSAL ☒ PUBLIC SEWER ☐ PRIVATE SYSTEM

TYPE OF WATER SUPPLY ☒ PUBLIC SYSTEM ☐ PRIVATE SYSTEM

PERMIT FEE 100

DATE OF PERMIT 10/14/00

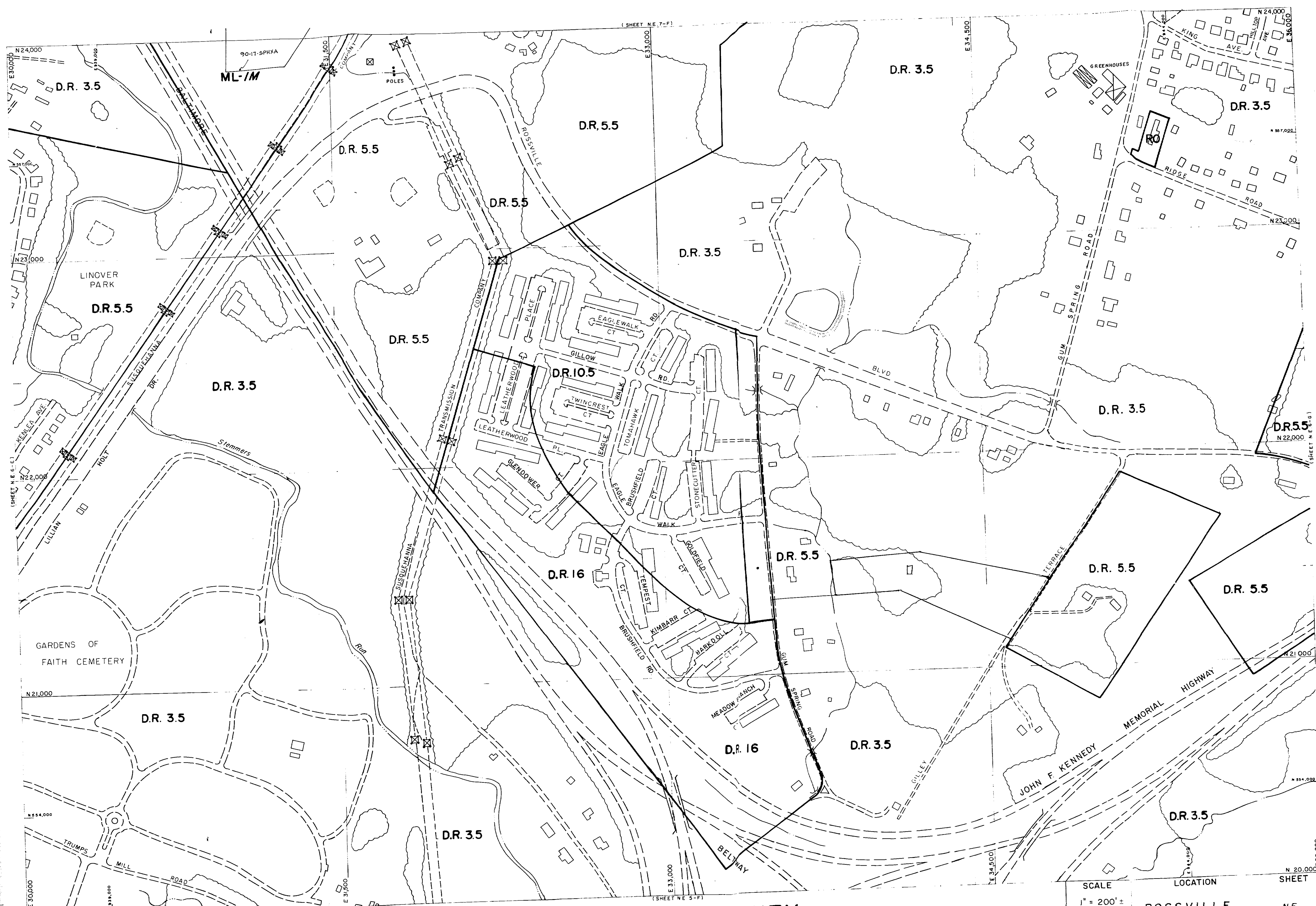
EXPIRATION DATE 10/14/01

INSPECTOR White-Permit

CLASS 04

WHITE-PERMIT GREEN-INSPECTOR, CANARY-ASSESSMENTS

IMPROVED-- [X]



SCALE	LOCATION	SHEET
1" = 200' ±	ROSSVILLE VICINITY	N.E.
DATE OF PHOTOGRAPHY		6-F
JANUARY 1986		

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

#147 91-202-A



91-202-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ROSSVILLE VICINITY	N.E. 6-F
DATE OF PHOTOGRAPHY JANUARY 1986		#147